



**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
GEORGE A. PUREFOY MUNICIPAL CENTER
COUNCIL CHAMBERS
6101 FRISCO SQUARE BLVD.
FRISCO, TEXAS 75034**

6:30 PM

TUESDAY, APRIL 13, 2010

MINUTES

CALL TO ORDER

Chairman	Dave Wilcox	Present
Vice Chairman	Christopher Moss	Present
Secretary	Jeff Trykoski	Present
Commissioner	Stephen Hulse	Absent
Commissioner	Clint Richardson	Present
Commissioner	Will Russell	Present
Commissioner	John Hamilton	Absent

1. Roll Call

Vice Chairman Christopher Moss called the meeting to order at 6:34 p.m.

Staff present: John Lettelleir, Director of Development Services; Suzanne Morgan, Planner; Judy Egüez, Planner; Ross Culbertson, Planner; Lori Chapin, Sr. Civil Engineer; Joel Fitts, Sr. Traffic Engineer; Toyin Fawehinmi, Civil Engineer; John Gillette, Fire Marshal; Paul Siebert, Assistant Fire Chief and Kristen Johnson, Administrative Assistant.

APPROVAL OF MINUTES

- 2. Consider and act upon approval of minutes of the Planning & Zoning Commission meeting on March 23, 2010.**

Commissioner Moss moved to approve the minutes. Commissioner Tupper seconded the motion. Motion carries. Vote: 4-0. Minutes approved.

CONSENT AGENDA - Consider and Act

Commissioner Wilcox stepped down from the dais due to a conflict of interest.

Commissioner Moss pulled item 6 for discussion.

Commissioner Richardson moved to approve Items 3-5. Commissioner Trykoski seconded the motion. Motion carries. Vote: 4-0. Items approved.

Following discussion on item 6, Commissioner Trykoski moved to approve. Commissioner Richardson seconded the motion. Motion carries. Vote: 4-0. Item approved.

3. **Conveyance Plat:** Eldorado Commons, Block A, Lots 1-4 (CP10-0005)

Owner(s): Greenway-Eldorado, LP.

Four lots on 6.2± acres on the east side of Legacy Drive, 660± feet south of Eldorado Parkway. Zoned Planned Development-171-Retail with a Specific Use Permit (S-194) for a Child Day Care Center. Neighborhood #46. RC

4. **Site Plan:** Eldorado Commons, Block A, Lot 4 (SPFP10-0007)

Owner(s): Greenway-Eldorado, LP.

A Child Day Care Center on one lot on 2.3± acres on the east side of Legacy Drive, 1,260± feet south of Eldorado Parkway. Zoned Planned Development-171-Retail with a Specific Use Permit (S-194) for a Child Day Care Center. Neighborhood #46. RC

5. **Revised Conveyance Plat:** QT 937 Addition, Block A, Lots 1 & 2 (CP10-0006)

Owner(s): Eland Energy and Liberty Life Service Corporation

Two lots on 11.4± acres on the southwest corner of Main Street and Legacy Drive. Zoned Industrial. Neighborhood #41. JE

6. **Preliminary Plat:** Cobb Farm, Phase 2 (PP09-0007)

Owner(s): Beazer Homes Texas, L.P.

78 Single Family-3 lots and two common area lots on 32.5± acres on the east side of Legacy Drive, 2,500± feet south of Panther Creek Parkway. Zoned Planned Development-166-Single Family-3. Neighborhood #47. SM

PUBLIC HEARINGS - Consider and Act

7. **Site Plan and Replat:** Custer Star Addition, Block A, Lots 1 and 3 (SPFP10-0004 and RP10-0005)

Owner(s): Eldorado Crossing, LLC and LCG Investment Co., LP

A retail store on two lots on 8.9± acres on the north side of Eldorado Parkway, 500± feet west of Custer Road. Zoned Retail with a Specific Use Permit (S-169) for a Big Box. Neighborhood #6. JE

Judy Eguez reviewed staff comments with the Commission and recommended

approval.

Commissioner Moss moved to open the public hearing. Commissioner Trykoski seconded the motion. Motion carries. Vote: 4-0.

Speaking for: Michael Clark, Winkelmann & Associates.

Speaking against: None.

There being no one else to speak Commissioner Richardson moved to close the public hearing. Commissioner Russell seconded the motion. Motion carries. Vote: 4-0.

Following review and discussion, Commissioner Moss moved to approve. Commissioner Richardson seconded the motion. Motion carries. Vote: 4-0. Item approved.

8. **Public Hearing - Specific Use Permit:** Home Depot Addition, Block 1, Lot 1 (SUP09-0010)

Owner(s): HD Development Properties, LP.

A request for a Specific Use Permit for a Commercial Cellular Tower within a 1,100 square foot lease area on one lot on 13.0± acres on the south side of Eldorado Parkway, 465± feet west of Frisco Street. Zoned Planned Development-156-Retail. Neighborhood #46. RC

Ross Culbertson reviewed staff comments with the Commission and recommended approval of the applicants request for withdrawal.

Commissioner Moss moved to open the public hearing. Commissioner Trykoski seconded the motion. Motion carries. Vote: 4-0.

There being no one to speak, Commissioner Richardson moved to close the public hearing. Commissioner Moss seconded the motion. Motion carries. Vote: 4-0.

Following review and discussion, Commissioner Moss moved to accept applicant's request for withdrawal. Commissioner Trykoski seconded the motion. Motion carries. Vote: 4-0. Item approved.

GENERAL INFORMATION

9. Update on the results of the March 25, 2010 and April 6, 2010 City Council meetings. JE

Judy Eguez updated the commission on the results from the March 25, 2010 and April 6, 2010 City Council meetings.

10. Scheduling of future Discussion Items.

There were no discussion items to add to a future agenda.

ADJOURN

There being no further business, Commissioner Moss moved to adjourn the meeting at 6:45 p.m. Commissioner Trykoski seconded the motion. Motion carries. Vote: 4-0. Meeting adjourned.

(Please note these are preliminary meeting minutes and are not official until approved by the Planning & Zoning Commission at the next scheduled meeting. Approved/signed minutes are available at <http://sire.friscotexas.gov/sirepub/docs.aspx> .)